NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT FOR

THE GREAT AMERICA CAMPUS EXPANSION PROJECT

Date of Distribution: September 19, 2012

PROJECT APPLICANT: Sobrato Development Companies

FILE NO: PLN2007-06715

PLN2008-07324 CEQ2007-01051

As the Lead Agency, the City of Santa Clara will prepare an Environmental Impact Report (EIR) for the above-referenced Project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects which will be analyzed in the EIR for the project are identified in attached materials.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of Santa Clara Attn: Debby Fernandez 1500 Warburton Avenue Santa Clara, CA 95050 Phone: (408) 615-2450

Email: dfernandez@santaclaraca.gov

Kevin Riley

Director of Planning & Inspection

Director of Planning & Inspection

Date: September 19, 2012

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Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. The EIR will only address the significant or potentially significant effects of the proposed project. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

The proposed project is located at 4301, 4401, and 4551 Great America Parkway in Santa Clara, at the northeast corner of Mission College Boulevard and Great America Parkway. The project site includes two parcels, APNs 104-42-009 and -020, with a combined area of approximately 18.5 acres (refer to Figures 1 and 2).

Project Description

The site is designated for *High Intensity Office/Research and Development* use in the City's General Plan. Parcel 104-42-009 is zoned PD (MP) - Planned Development (Planned Industrial) and Parcel 104-42-020 is zoned MP - Planned Industrial.

The project site is currently developed with approximately 418,000 square feet of office space in three buildings, surface parking lots, and landscaping. An existing 118,000 square foot, two-story office building is located at the north end of the site. Two 150,000 square foot, six-story office buildings, totaling 300,000 square feet of gross floor office space, are located on the site at the corner of Mission College Boulevard and Great America Parkway.

The project proposes a Planned Development rezoning to allow construction of an office campus development. The Planned Development rezoning will allow the demolition of an existing 118,000 square foot office building and new construction of up to approximately 718,000 square feet of office/R&D uses for a total of 1,018,000 square feet of office development on the site.

The two existing office buildings which total 300,000 square feet at the corner of Mission College Boulevard and Great America Parkway are currently envisioned to be retained on the site. Structured parking would also be constructed to provide adequate parking capacity for the additional new office space on the site.

Required Project Approvals:

- 1. Planned Development Rezoning
- 2. Development Agreement
- 3. Site and Architectural Review
- 4. Tentative Parcel Map
- 5. Issuance of grading, building, and occupancy permits.

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from maximum build-out of the project, as proposed. The EIR will include the following specific environmental categories as related to the proposed project:

1. Land Use

The project site is located in a developed urbanized area surrounded by the Great America Theme Park, office parks, hotels, and strip commercial centers. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts which would occur as a result of the proposed project will be analyzed, including the compatibility of the proposed and existing land uses in the project area. The EIR will also describe the project's effect on the City's jobs/housing balance. Mitigation measures will be identified for significant impacts, as warranted.

2. Transportation

The EIR will examine the traffic conditions of the key signalized intersections based on the Santa Clara County Congestion Management Program (CMP) level of service methodology, TRAFFIX, using current AM and PM peak-hour traffic volumes. The transportation impact analysis prepared for the EIR will evaluate the transportation impacts of the proposed project on the existing local and regional transportation system using the City's and CMP's thresholds of significance. Mitigation measures will be identified for significant impacts, as warranted.

3. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality. Temporary construction related impacts such as construction vehicle exhaust and air-borne particulates (i.e., dust) will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

4. Noise

The existing noise environment on-site is created primarily by local traffic on Great America Parkway and Mission College Boulevard and aircraft overflights. The EIR will discuss impacts to the proposed project from existing noise levels in the project area. The EIR will also discuss the increase in traffic noise that would result from implementation of the proposed project, and temporary construction noise. Noise levels will be evaluated for consistency with applicable City of Santa Clara standards and guidelines. Mitigation measures will be identified for significant impacts, as warranted.

5. Greenhouse Gas Emissions

The EIR will evaluate the project's greenhouse gas (GHG) emissions, in conformance with the methodology of the Bay Area Air Quality Management District. Project design measures to reduce energy use and GHG emissions will be discussed. Mitigation measures will be identified for significant impacts, as warranted.

6. Geology and Soils

The project site is located in Seismic Zone 4, which is the most seismically active region in the United States. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site. Mitigation measures will be identified for significant impacts, as warranted.

7. Hydrology and Water Quality

The EIR will describe the change in site drainage and hydrological conditions resulting from the project. The information will include an analysis of the potential for the Great America Office Campus Expansion project to result in an increase in stormwater runoff and flooding. Any necessary improvements required to drain the site and improve the water quality of stormwater runoff will be identified in the EIR and mitigation and avoidance measures for significant impacts will be discussed, as warranted.

8. Biological Resources

The project site is within a developed area of Santa Clara. The site is entirely covered with pavement, structures, and ornamental landscaping. The EIR will evaluate the project's impacts to special status species or regulated habitats caused by redevelopment of the site. Mitigation measures will be identified for significant impacts, as warranted.

9. Visual Resources

The EIR will describe the existing visual setting of the project site. Impacts to visual resources will be described based upon the maximum building envelopes identified for the project site. Appropriate mitigation measures will be identified for significant visual resources impacts resulting from the project, as warranted.

10. Cultural Resources

The majority of Santa Clara is considered a sensitive area for prehistoric and historic resources because of the nearby local waterways, the known occupation of the area by the Costanoan (Ohlone) tribe, and the presence of the Santa Clara mission. The EIR will address the known presence of historic and archaeological sites in the project area and the likelihood for unknown resources to be found during construction. Mitigation measures will be identified for significant impacts, as warranted.

11. Public Facilities

The EIR will discuss the impact of the proposed project on public services, such as police and fire protection and park facilities. The EIR will address the availability of public services to serve the project and the potential for the project to require the construction of new facilities. Mitigation measures will be identified for significant impacts, as warranted.

12. Hazards and Hazardous Materials

The project site is surrounded by industrial and commercial businesses. The EIR will summarize known hazardous materials conditions on and adjacent to the project site, and will address the potential for the proposed development to be significantly impacted by hazardous materials. Mitigation measures will be identified for significant impacts, as warranted.

13. Utilities and Service Systems

The EIR will describe the existing utilities and services in the project area, as well as the project requirements for utilities and services. This information will include, but is not limited to, the location and size of utilities and the capacity of the existing and planned systems to accommodate this project. The EIR will address any utility infrastructure improvements necessary to serve the project. Mitigation measures will be identified for significant impacts, as warranted.

14. Energy

The EIR will discuss the potential for the project to result in energy impacts and identify conservation measures included in the project to avoid significant energy impacts. Mitigation measures will be identified for significant impacts, as warranted.

15. Cumulative Impacts

The EIR will include a Cumulative Impacts section which will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. Mitigation measures will be identified for significant cumulative impacts, as warranted.

16. Alternatives

The EIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

17. Significant Unavoidable Impacts

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.



